

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 22, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
 John R. Byers, Mount Vernon District
 Joan M. DuBois, Dranesville District
 Janet R. Hall, Mason District
 John B. Kelso, Lee District
 Ronald W. Koch, Sully District
 Ilryong Moon, Commissioner At-Large
 Peter F. Murphy, Jr., Springfield District
 John M. Palatiello, Hunter Mill District
 Linda Q. Smyth, Providence District
 Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

//

The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2000-PR-035, OAK STREET DEVELOPMENT CORPORATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 16, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

//

RZ-2000-DR-053 - MHI-LAUGHLIN AVENUE VENTURE, LLC
FDP-2000-DR-053 - MHI-LAUGHLIN AVENUE VENTURE, LLC (Decisions Only)

(The public hearing on these applications was held on March 15, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2000-DR-053, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED MARCH 21, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN, SUBJECT TO DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2000-DR-053.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE THE REQUESTED MODIFICATION TO ALLOW IN EXCESS OF FIFTY PERCENT OF THE GROSS FLOOR AREA TO BE DEVOTED TO RESIDENTIAL USE AND THE REQUESTED MODIFICATION TO THE PERIPHERAL PARKING LOT LANDSCAPING.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

//

RZ-2000-MV-046- HUNTINGTON METRO LLC
FDP-2000-MV-046 - HUNTINGTON METRO LLC (Decisions Only)

(The public hearing on these applications was held on March 1, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2000-MV-046, SUBJECT TO THE EXECUTION OF PROFFERS DATED MARCH 15, 2001.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MV-046, SUBJECT TO THE PROPOSED FDP CONDITIONS CONTAINED IN THE STAFF REPORT, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-MV-046, AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE LOADING REQUIREMENTS

FOR RETAIL USES AND THE MODIFICATION OF THE OFFICE AND THE MULTI-FAMILY LOADING REQUIREMENTS.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTH, SOUTH AND WEST PROPERTY LINE IN LIEU OF THAT SHOWN ON THE FINAL DEVELOPMENT PLAN.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE BICYCLE TRAIL ALONG NORTH KINGS HIGHWAY IN FAVOR OF PROVIDING A SIX FOOT WIDE PEDESTRIAN SIDEWALK.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MAXIMUM 600 FOOT PRIVATE STREET LENGTH.

Commissioner Kelso seconded the motion which carried by a vote of 8-1-1 with Commissioner Wilson opposed; Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MINIMUM 200 SQUARE FOOT PRIVACY YARD FOR SINGLE FAMILY ATTACHED DWELLING UNITS.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER TO PERMIT UNDERGROUND DETENTION AND WATER QUALITY WITHIN THE RESIDENTIAL MULTI-FAMILY AREA.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

//

ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy set the following order for the agenda items:

1. 2232-V00-36 - DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES/DEPT OF TRANSPORTATION
2. SPA-83-P-057-4 - KOREAN CENTRAL PRESBYTERIAN CHURCH
3. RZ-1999-MV-053/FDP-1999-MV-053 - JCE, INC.
4. RZ-2000-MV-019/FDP 2000-MV-019 - WASHINGTON HOMES, INC.

This order was accepted without objection.

//

2232-V00-36 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES and THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION - Appl. under provisions of Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to expand parking at the existing Huntington Fairfax Connector Bus Garage, located at 8101 Cinder Bed Rd., Lorton, and increase the number of buses operating from the facility. Tax Map 99-2((15))2. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended the application be found to be substantially in accord with the Comprehensive Plan.

In response to questions from Commissioner Byers, Mr. Jillson and Mr. Hossein Malayeri, Project Manager, Department of Public Works and Environmental Services (DPWES), explained that the impact of the proposed expansion on nearby residential neighborhoods would be mitigated by a 23 foot landscape buffer along the eastern property line and a berm along the southeastern portion of the property with eight foot fencing.

Ms. Pam Rittenhouse, Transportation Planner, Department of Transportation (DOT), on behalf of the applicant, stated that due to an increased demand for service, the Huntington feeder bus facility was no longer able to accommodate additional buses and the number of employees required to meet the transit needs in the southeastern part of the County. She said an expansion of the parking area by approximately one acre was necessary, but pointed out that the building on

the site would not expand. She noted that the rear gate of the facility was kept closed on a regular basis, but after the final configuration of the bus parking area, it might become necessary to keep the gate open during operational hours. She explained that traffic and noise studies had been conducted and that DOT and DPWES representatives had received input on the application from citizens of adjacent communities as well as the Mount Vernon Planning and Zoning Committee. She said an expansion at this location would be the most cost effective way of meeting the increased demand for service in the Route One Corridor and the central Springfield area.

Chairman Murphy called for speakers from the audience and recited rules for testimony before the Commission.

Mr. Lonny Flaharty, 6810 Bulkley Road, Lorton, representing the Newington Civic Association, said the Association supported the expansion contingent upon conditions as outlined in a resolution adopted by the Mount Vernon Council of Citizens' Association. (Copies of Mr. Flaharty's remarks and the resolution are in the date file.)

There were no further speakers, therefore, Chairman Murphy called upon Ms. Rittenhouse for rebuttal remarks.

Addressing a concern in the resolution about the use of roads in the adjacent community, Ms. Rittenhouse said it was DOT's policy not to use Newington Road as an access point for entering or leaving the bus facility.

There were no questions or comments from the Commission and staff had no closing comments, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (Verbatim excerpts are in the date file.)

//

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT THE PROPOSAL BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION TO EXPAND THE PARKING AT THE EXISTING FAIRFAX CONNECTOR BUS GARAGE, 8101 CINDERBED ROAD, AND TO INCREASE THE NUMBER OF BUSES OPERATING FROM THAT FACILITY, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commission Harsel absent from the meeting.

//

SPA-83-P-057-4 - KOREAN CENTRAL PRESBYTERIAN CHURCH -
Appl. under Sects. 3-103 and 3-403 of the Zoning Ordinance to amend SP-83-P-057 previously approved for a church and related facilities to permit bldg., increase in seating, site modifications and change in development conditions on property located at 8526 Amanda Pl. on approx. 12.38 ac. zoned R-1 and R-4. Tax Map 49-1((1)) 35A, 37, 38 & 38A. PROVIDENCE DISTRICT. PUBLIC HEARING.

Mr. Robert Mereness, Director of Civil Engineering, Cad-Con Consulting, Inc., and Mr. Sean Reilly, Project Architect, Kerns Group Architects, reaffirmed the affidavit dated August 4, 2000. There were no disclosures by Commission members.

Ms. Jennifer Josiah, Board of Zoning Appeals, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Smyth, Ms. Josiah said, at the request of staff, the applicant had reduced the number of seats from 1,500 to 1,000 and relocated the sanctuary so that it was 35 feet from the southern property line instead of the originally proposed 25 feet.

Mr. Won Sang Lee, Senior Pastor, Korean Central Presbyterian Church, presented a brief history of the church and identified the following issues: tree save, parking, stormwater management, noise and lighting. He indicated that Mr. Mereness and Mr. Reilly would continue the presentation.

Pastor Lee responded to questions from Commissioner Smyth about the number of church members, where they resided, and the use of nearby Thoreau Intermediate School facilities for church services and activities.

Mr. Mereness explained that the original plan had proposed two buildings on the southern side of the site, one for multi-purpose use and the other for a new sanctuary of 1500 seats with 25 feet of transitional screening along the southern border. He said in response to citizen concerns, the proposed multi-purpose area had been shifted to the gym located on the northern side, and the setback and the tree save area on the southern border had been increased. He added that a third modification had shifted 10,000 square feet of sanctuary area to the northern side and increased the setback along the southern property line to 42 feet.

Mr. Reilly showed the Commission a drawing illustrating the proximity of adjacent houses to the new sanctuary and described the design of the sanctuary. He presented a "Planning Process Summary" showing changes made to the plan since it was originally submitted. (This summary is in the date file.)

In response to a question from Commissioner Smyth, Mr. Reilly said although the overall density had not been reduced, the bulk and mass had been. Commissioner Smyth said that it did not appear to her that a significant reduction had been made.

Commissioner Moon noted that correspondence from neighbors expressed a lack of faith in the Church because it had illegally cut down trees, had not abided by previously imposed development conditions and had disregarded laws. Responding to these allegations, Pastor Lee said that although the Church had made mistakes in the past, it intended to work closely with the neighborhood to restore trust and become a good neighbor.

Chairman Murphy called the first listed speaker and reviewed the previously stated rules for testimony before the Commission. Chairman Murphy noted that the Planning Commission would make a recommendation to the Board of Zoning Appeals based on land use issues only and stipulated that the church was very successful and provided an invaluable service to its parishoners and the community.

Ms. Harriet Epstein, 2602 Dennis Drive, Vienna, said her home, located near the proposed sanctuary, had been built on top of one or more natural springs, resulting in a wet basement which had taken years and considerable expense to correct. She expressed concern that the expansion could exacerbate this problem. (A copy of her remarks is in the date file.)

Mr. David DiFiore, 2600 Dennis Drive, Vienna, expressed opposition to the proposed expansion, because it was not compatible with the adjacent residential community. He presented a petition requesting that the application be denied. (A copy of his remarks and the petition are in the date file.)

Ms. Karen Hunt, 2431 Villanova Drive, Vienna, President, Stonewall Manor Community Association, expressed concerns about traffic, tree preservation, stormwater run-off and parking.

Commissioner Smyth noted that the parking situation was of paramount concern and that cars were often illegally parked.

Mr. Ken Quincy, 8225 Bucknell Drive, Vienna, President, Dunn Loring Woods Civic Association, expressed concerns about traffic, parking, pollution, tree preservation, stormwater management, and the visual impact of the church on neighboring residences. He expressed the willingness of the Civic Association to work with the Church toward a resolution of these issues. (A copy of his remarks is in the date file.)

In response to a question from Commissioner Smyth, Mr. Quincy said that during the most recent meeting, the Church had not mentioned the proposed upper level to the gym/multi-purpose room.

Mr. Linus Upson, 2601 Dennis Drive, Vienna, expressed concern about headlight glare, visible from his bedroom window, from cars entering and leaving the Church and said the church was too large for the site.

Mr. Keith Conway, 8521 Pepperdine Drive, Vienna, expressed opposition to the proposed development. He said that the proposed parking area would displace the woods and thought the development was too large to be located in a residential area.

Chairman Murphy commented that the Comprehensive Plan encouraged churches to be located in residential areas.

In response to a question from Commissioner Kelso, Ms. Josiah said that staff had recommended approval of a waiver of the barrier requirements because it would result in a loss of trees.

Ms. Heidi Upson, 2601 Dennis Drive, Vienna, expressed objection to the size of the church and said the church had not been a good neighbor and had violated the conditions of the special permit approval.

Ms. Patricia Brookes, 2615 Bowling Green Drive, Vienna, expressed opposition to the application citing traffic, loss of woods, stormwater management and the size of the church.

Ms. Brookes responded to questions from Commissioners Hall and Smyth about her position.

Mr. Ryan Brookes, 2615 Bowling Green Drive, Vienna, expressed opposition to the proposed development citing the loss of the woods.

Mr. Steve Rotherth, 2616 Bolling Green Drive, Vienna, requested that the expansion of the church be denied because it would have an adverse affect on Dunn Loring Woods. (A copy of his remarks is in the date file.)

Ms. Linda Ryan, 2523 Wooster Court, Vienna, expressed concern about the size of the Church and said it would have an adverse affect on the enjoyment of her home.

Ms. Martha Lemons, 2622 Wooster Court, Vienna, stated that she opposed the application because it would have a adverse impact on the environment, traffic patterns, homeowners, and the surrounding community.

Mr. Timothy Reed, 8205 Bucknell Drive, Vienna, recognized that a church was an allowed use and said the conditions of the current special permit should be enforced. He said he did not believe that General Standard Number 3, requiring that the use be harmonious with neighboring properties, and Number 7, requiring adequate parking, had been met.

Commissioner Kelso pointed out that the proposed parking, one space to every three seats, was below the Ordinance requirement of one space for every four seats. In response, Commissioner Smyth said nevertheless, parking was a serious problem.

Mr. Harold Pyon, 7903 Glenbarr Court, Fairfax Station, Deacon, Korean Central Presbyterian Church, said that the proposed expansion would address the parking problem which had been caused by the growth of the church.

Responding to a question from Commissioner Koch, Mr. Pyon said approximately 300 Korean Presbyterian churches existed in the Washington, DC, metropolitan area.

Mr. Pyon and Pastor Lee responded to questions from Commissioner Hall about how the church could become a better neighbor. Pastor Lee said he could establish a joint church/neighborhood committee to address concerns.

Chairman Murphy explained that if the Board of Zoning Appeals approved the subject application, it would be the responsibility of the church to abide by the development conditions.

Commissioner Moon suggested that church members be constantly reminded to abide by parking regulations and that perhaps the Police Department should enforce them. Pastor Lee said he would emphasize to the congregation how important it was to abide by the parking regulations.

Ms. Kristi Werman, 10406 Trumpeteer Court, Vienna, expressed opposition to the proposed expansion of the church and that she had noticed that most of the cars coming to the church had single occupants.

Mr. Bruce Maxwell, 2640 DePaul Drive, Vienna, summarized the violations which had occurred on the church property, including the removal of trees without permission and the neglect of trees which had been planted.

Mr. Jonathan Yoon, 6918 Village Stream Place, Gainesville, said that the church was only responsible for traffic on Sundays and pointed out that commuter traffic was heavy during the week. He also questioned the reported number of accidents caused by church traffic.

Mr. Kil Y. Yoon, 4210 Braeburn Drive, Fairfax, member of the church, said he believed the most recent proposal would resolve the issues raised tonight and that the church wanted to be a good neighbor.

Ms. Ann DiFiore, 2600 Dennis Drive, Vienna, said she felt the church had not been responsive to community concerns.

Mr. Hank Hahm, 13022 Rose Petal Circle, Herndon, apologized to the community and said as the temporary Pastor in charge of the English ministry, he was committed to fostering a better relationship with the community.

Ms. Chung Sue Yee, address unknown, said the trees did not die as a result of lack of care by the church.

There were no further speakers, therefore, Chairman Murphy called upon Mr. Mereness for a rebuttal statement.

Mr. Mereness stated measures proposed to reduce the impact of the expansion on the southern side of Amanda Place included an increase in setbacks and landscaping, the construction of sidewalks, curbs and gutters, and connections to the proposed residential development at the end of Amanda Place. He explained that drainage problems had been addressed by the incorporation of bio-detention facilities throughout the property, including landscaping and plantings, and

pointed out that these facilities had not been shown on the plan because they would not be designed until the site plan stage. He added that the proposed drainage system would tie in with the drainage system of the proposed development at the end of Amanda Place resulting in two stormwater detention facilities that would adequately handle the increase in runoff and solve the drainage problems of Dunn Loring Woods. He said that the applicant would continually work with the neighbors to address problems and that the church would have to implement the development conditions in order to continue occupying the building.

In response to a question from Chairman Murphy, Mr. Mereness said that when the square footage of the sanctuary was readjusted, 10,000 square feet had been transferred to the north side of Amanda Place and made part of the multi-purpose gym expansion. He said a second story had been added which increased the height of the building from 24 feet to 27 feet. In response to another question from Chairman Murphy, Mr. Mereness said that although he couldn't remember if he mentioned the proposed second story in the most recent meeting with citizens, he had not intended to mislead them.

Responding to a question from Commissioner Byers, Ms. Josiah said that the church was not currently in violation of development conditions. Commissioner Smyth said that she had seen violations.

In response to a question from Commissioner Hall, Ms. Josiah said that the proposed expansion was in harmony with the Comprehensive Plan. In response to another question from Commissioner Hall, Mr. Reilly said that a meeting would be held tomorrow with Commissioner Smyth, Ms. Josiah, Pastor Lee and the architect to discuss additional revisions.

There were no further comments or questions from the Commission. Staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this application. (Verbatim excerpts are in the date file.)

//

Commissioner Smyth MOVED TO DEFER THE DECISION ON SPA-83-P-057-4 TO A DATE CERTAIN OF MARCH 29, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioner Harsel absent from the meeting.

//

The Commission recessed at 11:30 p.m. and reconvened at 11:45 p.m.

//

RZ/FDP-1999-MV-053 - JCE, INC. - Appls. to rezone from R-1 to PDH-8 to permit residential development at a density of 6.36 du/ac and approval of the conceptual and final development plans on property located on the E. side of Silverbrook Rd., approx. 1,000 ft. N. of its intersection w/Plaskett Ln. on approx. 8.66 ac. Comp. Plan Rec: 8-12 du/ac. Tax Map 107-1((1))1. MT. VERNON DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated November 16, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the applications for the reasons outlined on page 18 of the staff report.

In response to questions from Commissioner Byers, Mr. Braham confirmed that the Comprehensive Plan specified that a substantial contribution be made for transportation improvements to the Lorton area.

Commissioner Wilson noted that when the Comprehensive Plan was amended in 1991 to allow for an increase in density in the subject area, it was done so that in exchange for the increased density, the applicant would be required to make improvements to Silverbrook Road.

Ms. Strobel stated that the proposed development, at 5.89 dwelling units per acre, was far below the low end of the allowable range and represented an appropriate transition between the properties to the north which were planned for 4-6 dwelling units per acre. She explained that the proposed units were single family detached homes with two car garages with a unique design which would enhance housing types in the area. She noted that the application had been originally filed in August 1999 and since that time the applicant had been struggling with the major issue raised by staff, improvements to Silverbrook Road. She pointed out that due to the topography and existing road alignment, the cost associated with improving Silverbrook Road would be between \$500-600,000. She said because the applicant was not willing to bear the entire cost of the road improvements, staff had continued to recommend denial. She added that increasing the density and constructing single family attached units was not consistent with the desires of the Lorton Federation of Communities. She suggested that funds from adjacent development and funds currently available in the Lorton Area Road Fund could be used to offset the cost of the proposed road improvements with the possibility of reimbursement from future projects. Addressing other issues raised by staff, Ms. Strobel said that the unique and different type of single family housing allowed less opportunity for tree save and that stormwater management issues were being addressed by the applicant and Washington Homes, the developer of adjacent property.

Ms. Strobel responded to questions from Commissioner Koch about improvements to Silverbrook Road and from Commissioner Alcorn about the proffered contribution for the proposed South County secondary school.

Chairman Murphy called the first listed speaker.

Mr. Neal McBride, 8105 Winter Blue Court, Springfield, representing the Laurel Hill Task Force, the South County Schools Alliance and the South Run Coalition, said that the proposed development was appropriate to the immediate needs of the area as well as the interests of nearby communities, and was consistent with the developments of Laurel Hill and Lorton Station.

Mr. Todd Dudley, 8226 Bates Road, Lorton, read a statement on behalf of Mr. Linwood Gorham, 6036 Chapman Road, Lorton, President, Lorton Federation of Communities, in which he expressed support for the proposed development.

There being no further speakers, Chairman Murphy called upon Ms. Strobel for a rebuttal statement. Ms. Strobel declined.

Ms. Strobel responded to questions from Commissioners Byers and Wilson about the improvements to Silverbrook Road.

There being no further comments or questions from the Commission and no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on these applications. (Verbatim excerpts are in the date file.)

//

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ-1999-MV-053 TO A DATE CERTAIN OF APRIL 19, 2001, WITH THE RECORD REMAINING OPEN FOR COMMENT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

//

RZ-2000-MV-019/FDP 2000-MV-019 - WASHINGTON HOMES, INC. -
Appls. to rezone from R-1 to PDH-12 to permit residential development at a density of 9.86 du/ac including bonus density for the provision of ADUs and approval of the conceptual and final development plans on property located W. of I-95 and E. of Silverbrook Rd., approx. 200 ft. N. of its intersection w/Plaskett La. on approx. 57.0 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 107-1((1))2; 107-2((1)) 30-32, 34-39; 107-4((1))6.
MT. VERNON DISTRICT. PUBLIC HEARING

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated March 15, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Braham responded to questions from Commissioner Wilson about access to Silverbrook Road and stormwater management, both of which were to be shared by the Washington Homes and JCE, Inc.

Ms. STROBEL stated that the applicant was seeking approval of a mixed-use development comprised of 147 single family detached dwelling units, 106 townhouse units and 289 multi-family apartment units, for a total of 542 units. She noted all parcels fronting Silverbrook Road had been consolidated which would allow for the construction of full frontage improvements. She said the applicant, at the request of staff, had agreed to preserve approximately six acres of environmentally sensitive land, a small portion of which was wetlands. In addition, she said the applicant would provide a public street connection to Silverbrook Road, roadway connections throughout the development, public sewer, a high quality landscape plan, a recreation facility package, and a contribution to area schools. She said the only outstanding issue with the Federation of Lorton Communities was density.

Mr. David DeMarco, Washington Homes, and Mr. David Steigler, Patton, Harris and Rust, responded to questions from Commissioner Wilson about the design of the proposed homes, roadways and parking requirements.

Ms. Strobel responded to questions from Commissioner Alcorn and Chairman Murphy about the proffered school contribution, including the provision that the contribution be returned to the applicant if construction of the South County Secondary School had not begun at the time of final bond release for the application property or at the end of FY 2005, whichever occurred later.

Ms. Elizabeth Bradsher, 9215 Silverline Drive, Fairfax Station, representing Hayfield Pyramid Solutions Group, emphasized the dire need for schools in the South County area.

Ms. Bradsher responded to questions from Commissioner Alcorn about the "sunset" clause in the school contribution proffer.

Ms. Victoria Smith, 7926 Oak Hollow Lane, Fairfax Station, expressed support for the proposed development and commended the applicant for his contributions to the area.

In response to a question from Commissioner Wilson, Ms. Smith said she would prefer that the proffered school contribution not be returned to the applicant, if construction had not begun by the specified time.

Ms. Lisa Adler, 9303 Silvercreek Court, Fairfax Station, PTSA President, Hayfield Secondary School, expressed support for the proposed development and commended the applicant for working cooperatively with the community.

Mr. Sanford Holman, 8475 Magic Tree Court, Springfield, on behalf of the Education Committee of the Federation of Lorton Communities, expressed support for the proposed development. However, he expressed concern for the student generation factor impacting area schools.

Mr. Todd Dudley, 8226 Bates Road, Lorton, representing the Gunston Corner Homeowners Association, said the applicant had not been responsive to the Associations' concerns opposing access to Plaskett Lane. He presented a petition signed by 120 citizens opposing access to Plaskett Lane.

Mr. Charles Almquist, Department of Transportation, said the Department could not support severing the connection to Plaskett Lane. He said Plaskett Lane was designed to handle the additional traffic and that multiple access points were necessary.

Mr. Neal McBride, 8105 Winter Blue Court, Springfield, on behalf the Laurel Hill Task Force, South County Schools Alliance and the South Run Coalition, expressed support for the proposed development.

Ms. Caroline Gergel, 8909 Triple Ridge Road, Fairfax Station, Timber Ridge Homeowners Association, expressed support for the proposed development.

Ms. Queenie Cox, 2920 Douglas Street, Alexandria, Co-Chairman, Mount Vernon Council of Citizens Associations, said the Council was opposed to the proposed development based on information provided by the Federation of Lorton Communities.

Ms. Cox responded to questions from Commissioners Byers and Alcorn about the position of the Mount Vernon Council.

Mr. Myron D. Bruns, owner and trustee of Silverbrook Investment Syndicate, said the issue he had with the application, the proposed road through Silverbrook Investment Syndicate's parcel 33, had been resolved.

Mr. Bruns responded to a question from Commissioner Byers about sharing the cost for the development of an access road with Washington Homes.

Benjamin Leigh, Esquire, with Blankeship and Keith, urged the Commission to recommend approval of the application.

Mr. Douglas Spalding, 8262 Silverbrook Road, Lorton, expressed support for the proposed development. Citing overcrowded school conditions, he said the contribution by the applicant for school construction was welcome.

Mr. Todd Dudley, 8226 Bates Road, Lorton, read a statement on behalf of Mr. Linwood Gorham, 6036 Chapman Road, Lorton, President, Federation of Lorton Communities, which

expressed the Federation's opposition to the proposed development for two reasons: the density and the unequitable mix of single family homes, townhomes, and multi-family dwellings.

There were no further speakers, therefore, Chairman Murphy called upon Ms. Strobel for a rebuttal statement. Addressing the concerns raised by Mr. Dudley concerning access to Plaskett Lane, she said that the applicant disagreed with his position.

In response to a question from Commissioner Byers, Ms. Strobel said the applicant would consider eliminating the "sunset" clause in the school proffer.

Ms. Strobel responded to a question from Commissioner Wilson about elevators in the multi-family units.

There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on these applications.

//

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP-2000-MV-019 TO A DATE CERTAIN OF MARCH 28, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

//

The meeting was adjourned at 1:50 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: March 13, 2002

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission